



Presented by:
Nikki Cvitanovic

RE/MAX Select Realty
Phone: 778-926-6464
www.nikkicvit.ca
nikkic@remax.net



Active
R2101920
Board: F
House/Single Family

1121 CYPRESS STREET

South Surrey White Rock
White Rock
V4B 4H5

Residential Detached

\$2,450,000 (LP)

(SP)



| | | | |
|------------------------------------|------------------|---------------|------------------------------------|
| Sold Date: | Frontage (feet): | 117.00 | Original Price: \$2,450,000 |
| Meas. Type: Feet | Bedrooms: | 5 | Approx. Year Built: 2004 |
| Depth / Size: 70.4 | Bathrooms: | 5 | Age: 12 |
| Lot Area (sq.ft.): 8,190.00 | Full Baths: | 4 | Zoning: RS1 |
| Flood Plain: No | Half Baths: | 1 | Gross Taxes: \$10,680.67 |
| Rear Yard Exp: | | | For Tax Year: 2015 |
| Approval Req?: | | | Tax Inc. Utilities?: No |
| If new, GST/HST inc?: | | | P.I.D.: 007-046-383 |
| | | | Tour: Virtual Tour URL |

View: **Yes: Corridor ocean view**

Complex / Subdiv:

Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**

Style of Home: **2 Storey w/Bsmt.**
Construction: **Frame - Wood**
Exterior: **Mixed, Stone, Wood**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations:
of Fireplaces: **3**
Fireplace Fuel: **Gas - Natural**
Water Supply: **City/Municipal**
Fuel/Heating: **Forced Air, Natural Gas**
Outdoor Area: **Balcony(s), Patio(s) & Deck(s), Sundeck(s)**
Type of Roof: **Asphalt**

Reno. Year:
R.I. Plumbing:
R.I. Fireplaces: **0**

Total Parking: **6** Covered Parking: **2** Parking Access: **Side**
Parking: **Garage; Double**

Dist. to Public Transit:
Title to Land: **Freehold NonStrata**
Seller's Interest: **Court Ordered Sale**
Property Disc.: **No**
PAD Rental:
Fixtures Leased: **No** :
Fixtures Rmvd: **No** :
Floor Finish:

Dist. to School Bus:

Legal: **PL 6593 LT 8 BLK 18 LD 36 SEC 11 TWP 1 PART SW 1/4.**

Amenities: **In Suite Laundry**

Site Influences:
Features:

| Floor | Type | Dimensions | Floor | Type | Dimensions | Floor | Type | Dimensions |
|-------|----------------|-------------|-------|----------------|--------------|-------|------|------------|
| Main | Living Room | 28' x 15'8 | Above | Walk-In Closet | 15'9 x 9' | | | x |
| Main | Dining Room | 15'7 x 13'6 | Above | Bedroom | 13'5 x 13'5 | | | x |
| Main | Office | 15'8 x 13'3 | Above | Bedroom | 13'5 x 13'5 | | | x |
| Main | Den | 11'5 x 9'6 | Above | Laundry | 9'8 x 8'10 | | | x |
| Main | Foyer | 26' x 8' | Bsmt | Games Room | 27'10 x 22' | | | x |
| Main | Kitchen | 23' x 14' | Bsmt | Media Room | 23'2 x 13'4 | | | x |
| Main | Eating Area | 0' x 0' | Bsmt | Bedroom | 17'06 x 13'9 | | | x |
| Main | Pantry | 5'6 x 5'2 | Bsmt | Bedroom | 21' x 10'9 | | | x |
| Main | Laundry | 13'6 x 10' | Bsmt | Wine Room | 10'5 x 6'6 | | | |
| Above | Master Bedroom | 23' x 19' | Bsmt | Storage | 36' x 6'5 | | | |

| Finished Floor (Main): | 2,400 | # of Rooms:20 | Bath | Floor | # of Pieces | Ensuite? | Outbuildings |
|----------------------------|---------------|-----------------------|------|-------|-------------|----------|----------------|
| Finished Floor (Above): | 1,834 | # of Kitchens: 1 | 1 | Main | 2 | No | Barn: |
| Finished Floor (Below): | 0 | # of Levels: 3 | 2 | Above | 5 | Yes | Workshop/Shed: |
| Finished Floor (Basement): | 2,636 | Suite: None | 3 | Above | 4 | Yes | Pool: |
| Finished Floor (Total): | 6,870 sq. ft. | Crawl/Bsmt. Height: | 4 | Bsmt | 4 | No | Garage Sz: |
| | | Beds in Basement: 2 | 5 | Bsmt | 4 | No | Door Height: |
| Unfinished Floor: | 0 | Basement: Full | 6 | | | | |
| Grand Total: | 6,870 sq. ft. | | 7 | | | | |
| | | | 8 | | | | |

Listing Broker(s): **Park Georgia Realty Ltd.(Coq)**

Court Order Sale, Gorgeous Craftsman custom residence. The home features, 10 foot ceilings, crown mouldings, hardwood flooring and custom wood panelling. Upper floor features, 3 bedrooms, master bedroom with huge ensuite, two sinks, jetted tub, two decks, huge walk in closet, two sided gas fireplace and a water view. Basement features, theatre room, games room, wet bar, wine room, two washrooms, two bedrooms and heated storage area. Main floor features huge kitchen with plenty of cupboards, eating area, formal dining room, office with gas fireplace and custom wood working. Heating system is hot water and forced air. Wrap around deck, nicely landscaped yards, corner lot. Call today to view this great home. OPEN HOUSE SUNDAY SEPTEMBER 25TH 2-4PM



Presented by:
Nikki Cvitanovic

RE/MAX Select Realty
Phone: 778-926-6464
www.nikkicvit.ca
nikkic@remax.net



Active
R2103620
Board: F
House/Single Family

21806 86A AVENUE
Langley
Fort Langley
V1M 3S7

Residential Detached
\$1,859,000 (LP)
(SP)



Sold Date: Frontage (feet): **93.00** Original Price: **\$1,859,000**
Meas. Type: **Feet** Bedrooms: **7** Approx. Year Built: **2003**
Depth / Size: **385** Bathrooms: **6** Age: **13**
Lot Area (sq.ft.): **35,805.00** Full Baths: **5** Zoning: **RU-1**
Flood Plain: Half Baths: **1** Gross Taxes: **\$9,442.54**
Rear Yard Exp: **South** For Tax Year: **2015**
Approval Req?: Tax Inc. Utilities?: **No**
If new, GST/HST inc?: P.I.D.: **025-813-226**
Tour:

View: **Yes: Farm fields to the south**
Complex / Subdiv:
Services Connected: **Electricity, Water**

Style of Home: **2 Storey w/Bsmt.**
Construction: **Frame - Wood**
Exterior: **Mixed, Stone, Vinyl**
Foundation: **Concrete Slab**
Rain Screen:
Renovations:
of Fireplaces: **4**
Fireplace Fuel: **Gas - Natural**
Water Supply: **City/Municipal**
Fuel/Heating: **Electric, Forced Air**
Outdoor Area: **Patio(s) & Deck(s)**
Type of Roof: **Asphalt**

Reno. Year:
R.I. Plumbing:
R.I. Fireplaces:

Total Parking: **12** Covered Parking: **3** Parking Access:
Parking: **Garage; Triple**

Dist. to Public Transit:
Title to Land: **Freehold NonStrata**
Seller's Interest: **Court Ordered Sale**
Property Disc.: **No**
PAD Rental:
Fixtures Leased: **No** :
Fixtures Rmvd: **No** :
Floor Finish: **Hardwood, Mixed, Tile**

Dist. to School Bus:

Legal: **PL BCS633 LT 2 SEC 30 TWP 11 NWD**

Amenities:

Site Influences: **Rural Setting**

Features:

| Floor | Type | Dimensions | Floor | Type | Dimensions | Floor | Type | Dimensions |
|-------|----------------|--------------|-------|-------------|--------------|-------|------|------------|
| Main | Living Room | 13'10 x 15'6 | Above | Laundry | 3' x 9'8 | | | x |
| Main | Dining Room | 13'10 x 13'4 | Above | Games Room | 13'10 x 14'2 | | | x |
| Main | Kitchen | 13'10 x 17' | Above | Hobby Room | 11'10 x 15' | | | x |
| Main | Eating Area | 11'4 x 10'6 | Bsmt | Bedroom | 10'8 x 12' | | | x |
| Main | Family Room | 18' x 13'6 | Bsmt | Bedroom | 10'4 x 11'8 | | | x |
| Above | Master Bedroom | 16'1 x 15' | Bsmt | Bedroom | 13' x 10' | | | x |
| Above | Bedroom | 14'9 x 10'6 | Bsmt | Family Room | 17' x 11'8 | | | x |
| Above | Bedroom | 11'3 x 11'4 | Bsmt | Kitchen | 8' x 12'10 | | | x |
| Above | Bedroom | 11'3 x 13'8 | Bsmt | Eating Area | 10'5 x 11'8 | | | x |
| Above | Walk-In Closet | 14'9 x 7' | | | x | | | |

Finished Floor (Main): **1,812**
Finished Floor (Above): **2,015**
Finished Floor (Below): **0**
Finished Floor (Basement): **1,812**
Finished Floor (Total): **5,639 sq. ft.**

Unfinished Floor: **0**
Grand Total: **5,639 sq. ft.**

of Rooms: **19**
of Kitchens: **2**
of Levels: **3**
Suite: **Unauthorized Suite**
Crawl/Bsmt. Height:
Beds in Basement: **3** Beds not in Basement: **4**
Basement: **Full, Fully Finished, Separate Entry**

| Bath | Floor | # of Pieces | Ensuite? |
|------|-------|-------------|----------|
| 1 | Main | 2 | No |
| 2 | Above | 5 | Yes |
| 3 | Above | 4 | Yes |
| 4 | Above | 4 | No |
| 5 | Bsmt | 4 | No |
| 6 | Bsmt | 4 | No |
| 7 | | | |
| 8 | | | |

Outbuildings
Barn:
Workshop/Shed:
Pool:
Garage Sz:
Door Height:

Listing Broker(s): **RE/MAX Little Oak Realty**

Welcome home! Your spectacular home is on a spectacular lot, on a spectacular street, just minutes from Fort Langley and Walnut Grove. Do not delay this home will not last.



Presented by:
Nikki Cvitanovic

RE/MAX Select Realty
Phone: 778-926-6464
www.nikkicvit.ca
nikkic@remax.net



Active
R2088883

Board: F
House/Single Family

1381 EVERALL STREET

South Surrey White Rock
White Rock
V4B 3S7

Residential Detached

\$1,498,000 (LP)

(SP)



| | | | |
|------------------------------------|------------------|---------------|------------------------------------|
| Sold Date: | Frontage (feet): | 164.00 | Original Price: \$1,598,000 |
| Meas. Type: Feet | Bedrooms: | 2 | Approx. Year Built: 9999 |
| Depth / Size: 60 | Bathrooms: | 2 | Age: 999 |
| Lot Area (sq.ft.): 9,840.00 | Full Baths: | 2 | Zoning: SFD |
| Flood Plain: No | Half Baths: | 0 | Gross Taxes: \$6,877.28 |
| Rear Yard Exp: South | | | For Tax Year: 2015 |
| Approval Req?: | | | Tax Inc. Utilities?: No |
| If new, GST/HST inc?: | | | P.I.D.: 011-248-785 |
| | | | Tour: |

View: **Yes: Partial Ocean view.**

Complex / Subdiv:

Services Connected: **Electricity, Natural Gas, Storm Sewer, Water**

Style of Home: **Rancher/Bungalow**
Construction: **Frame - Wood**
Exterior: **Vinyl**
Foundation: **Concrete Slab**
Rain Screen:
Renovations:
of Fireplaces: **1**
Fireplace Fuel: **Gas - Natural**
Water Supply: **City/Municipal**
Fuel/Heating: **Electric, Forced Air**
Outdoor Area: **Patio(s)**
Type of Roof: **Asphalt**

Reno. Year:
R.I. Plumbing:
R.I. Fireplaces:

Total Parking: **3** Covered Parking: Parking Access: **Front**
Parking: **Garage; Double**

Dist. to Public Transit: Dist. to School Bus: **4**
Title to Land: **Freehold NonStrata**
Seller's Interest: **Court Ordered Sale, Registered Owner**
Property Disc.: **Yes**
PAD Rental:
Fixtures Leased: **No** :
Fixtures Rmvd: :
Floor Finish: **Wall/Wall/Mixed**

Legal: **PL 7765 LT 10 LD 36 SEC 10 TWP 1**

Amenities: **None**

Site Influences:

Features: **ClthWsh/Dryr/Frdg/Stve/DW**

| Floor | Type | Dimensions | Floor | Type | Dimensions | Floor | Type | Dimensions |
|-------|----------------|------------|-------|------|------------|-------|------|------------|
| Main | Living Room | 13' x 19'6 | | | x | | | x |
| Main | Dining Room | 12' x 15' | | | x | | | x |
| Main | Kitchen | 8' x 11' | | | x | | | x |
| Main | Eating Area | 11' x 15' | | | x | | | x |
| Main | Laundry | 6'6 x 10'6 | | | x | | | x |
| Main | Master Bedroom | 10' x 13' | | | x | | | x |
| Main | Bedroom | 10' x 9'6 | | | x | | | x |
| Main | Family Room | 29' x 11'6 | | | x | | | x |
| | | x | | | x | | | |
| | | x | | | x | | | |

| | | | | | | | | | |
|----------------------------|----------------------|----------------------------|--------------------------------|------|-------------|----------|-------------|----------|----------------|
| Finished Floor (Main): | 1,700 | # of Rooms: | 8 | Bath | | Floor | # of Pieces | Ensuite? | Outbuildings |
| Finished Floor (Above): | 0 | # of Kitchens: | 1 | 1 | Main | 4 | No | | Barn: |
| Finished Floor (Below): | 0 | # of Levels: | 1 | 2 | Main | 3 | No | | Workshop/Shed: |
| Finished Floor (Basement): | 0 | Suite: | | 3 | | | | | Pool: |
| Finished Floor (Total): | 1,700 sq. ft. | Crawl/Bsmt. Height: | | 4 | | | | | Garage Sz: |
| | | Beds in Basement: 0 | Beds not in Basement: 2 | 5 | | | | | Door Height: |
| Unfinished Floor: | 0 | Basement: None | | 6 | | | | | |
| Grand Total: | 1,700 sq. ft. | | | 7 | | | | | |
| | | | | 8 | | | | | |

Listing Broker(s): **Sutton Group-West Coast Realty**

Invest now !Potential for future development or build your dream home at this premier location with generous Ocean View from new build. Huge 9,840' sun drenched lot in area of Multi Million dollar homes and new development. Existing home features a stylish two bedroom rancher with a beautiful deck and private garden. The extra family-room area would be great for guests or a nanny suite with its own private entrance and facilities. HT Thrift and Semiahmoo School catchments.



Presented by:
Nikki Cvitanovic

RE/MAX Select Realty
Phone: 778-926-6464
www.nikkicvit.ca
nikkic@remax.net



Active
R2095992
Board: F
House/Single Family

8367 141 STREET
Surrey
Bear Creek Green Timbers
V3W 0V5

Residential Detached
\$1,400,000 (LP)
(SP)



Sold Date: Frontage (feet): **98.43** Original Price: **\$1,400,000**
Meas. Type: **Feet** Bedrooms: **5** Approx. Year Built: **1994**
Depth / Size: **186.98** Bathrooms: **5** Age: **22**
Lot Area (sq.ft.): **18,338.00** Full Baths: **5** Zoning: **RH-G**
Flood Plain: Half Baths: **0** Gross Taxes: **\$4,295.81**
Rear Yard Exp: For Tax Year: **2015**
Approval Req?: Tax Inc. Utilities?: **No**
If new, GST/HST inc?: P.I.D.: **013-957-767**
Tour:

View: **No :**
Complex / Subdiv:
Services Connected: **Electricity, Sanitary Sewer, Septic, Water**

Style of Home: **2 Storey**
Construction: **Frame - Wood**
Exterior: **Brick, Mixed**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations:
of Fireplaces: **1**
Fireplace Fuel: **Gas - Natural**
Water Supply: **City/Municipal**
Fuel/Heating: **Electric, Forced Air**
Outdoor Area: **Fenced Yard, Patio(s) & Deck(s)**
Type of Roof: **Asphalt**

Reno. Year:
R.I. Plumbing:
R.I. Fireplaces:

Total Parking: **6** Covered Parking: **2** Parking Access: **Rear**
Parking: **Garage; Double**
Dist. to Public Transit:
Title to Land: **Freehold NonStrata**
Seller's Interest: **Court Ordered Sale**
Property Disc.: **No**
PAD Rental:
Fixtures Leased: **No :**
Fixtures Rmvd: **No :**
Floor Finish: **Hardwood, Tile, Wall/Wall/Mixed**

Dist. to School Bus:

Legal: **PL 81046 LT 11 LD 36 SEC 28 TWP 2**

Amenities: **None**

Site Influences:
Features:

| Floor | Type | Dimensions | Floor | Type | Dimensions | Floor | Type | Dimensions |
|-------|----------------|---------------|-------|------------|---------------|-------|------|------------|
| Main | Living Room | 19'60 x 15'39 | Above | Bedroom | 12' x 11' | | | x |
| Main | Dining Room | 15'48 x 11'32 | Above | Recreation | 23'49 x 15'97 | | | x |
| Main | Family Room | 18'18 x 14'95 | | | x | | | x |
| Main | Kitchen | 21'66 x 14'96 | | | x | | | x |
| Main | Eating Area | 19'22 x 9'20 | | | x | | | x |
| Main | Laundry | 12'52 x 5'69 | | | x | | | x |
| Main | Master Bedroom | 14'91 x 11'84 | | | x | | | x |
| Above | Master Bedroom | 20'31 x 15'32 | | | x | | | x |
| Above | Bedroom | 12' x 12' | | | x | | | |
| Above | Master Bedroom | 14' x 12' | | | x | | | |

Finished Floor (Main): **2,162**
Finished Floor (Above): **2,170**
Finished Floor (Below): **0**
Finished Floor (Basement): **0**
Finished Floor (Total): **4,332 sq. ft.**

Unfinished Floor: **0**
Grand Total: **4,332 sq. ft.**

of Rooms: **12**
of Kitchens: **1**
of Levels: **2**
Suite: **None**
Crawl/Bsmt. Height:
Beds in Basement: **0** Beds not in Basement: **5**
Basement: **Crawl**

| Bath | Floor | # of Pieces | Ensuite? |
|------|-------|-------------|----------|
| 1 | Main | 4 | No |
| 2 | Main | 4 | Yes |
| 3 | Above | 5 | Yes |
| 4 | Above | 4 | Yes |
| 5 | Above | 5 | No |
| 6 | | | |
| 7 | | | |
| 8 | | | |

Outbuildings
Barn:
Workshop/Shed:
Pool:
Garage Sz:
Door Height:

Listing Broker(s): **Sutton Premier Realty**

Luxury home, laid out on more than 18,000sqft lot, with beautifully landscaped yard, triple decks and gazebo in the back yard. Bonus, green space behind the property makes back yard completely private. This custom built 2 Storey Home features Large living and dining area, beautiful high ceiling foyer, family room on main floor and an additional sitting area and recreation room above, besides the 5 spacious bedrooms. A large bedroom with ensuite is on the main floor. Call today to view this home!



Presented by:
Nikki Cvitanovic

RE/MAX Select Realty
Phone: 778-926-6464
www.nikkicvit.ca
nikkic@remax.net



Active
R2103848

Board: F
House with Acreage

34663 FERNDALE AVENUE

Mission
Durieu
V2V 7C8

Residential Detached

\$1,375,000 (LP)

(SP)



Sold Date: Frontage (feet): **375.70** Original Price: **\$1,375,000**
Meas. Type: **Feet** Bedrooms: **5** Approx. Year Built: **1995**
Depth / Size: **627.3(5.4AC)** Bathrooms: **4** Age: **21**
Lot Area (sq.ft.): **0.00** Full Baths: **3** Zoning: **RU16**
Flood Plain: **No** Half Baths: **1** Gross Taxes: **\$6,476.44**
Rear Yard Exp: **North** For Tax Year: **2015**
Approval Req?: Tax Inc. Utilities?: **No**
If new, GST/HST inc?: P.I.D.: **029-242-045**
Tour:

View: **No :**
Complex / Subdiv:
Services Connected: **Electricity, Natural Gas, Septic**

Style of Home: **2 Storey**
Construction: **Frame - Wood**
Exterior: **Wood**
Foundation: **Concrete Perimeter**
Rain Screen: **No**
Renovations:
of Fireplaces: **1**
Fireplace Fuel: **Gas - Natural**
Water Supply: **Well - Drilled**
Fuel/Heating: **Forced Air, Natural Gas**
Outdoor Area: **Patio(s), Sundeck(s)**
Type of Roof: **Wood**

Reno. Year:
R.I. Plumbing:
R.I. Fireplaces:

Total Parking: **10** Covered Parking: Parking Access: **Front**
Parking: **Garage; Double**
Dist. to Public Transit: **1.5 MILE** Dist. to School Bus: **1.5 MILE**
Title to Land: **Freehold Strata**
Seller's Interest: **Court Ordered Sale**
Property Disc.: **No**
PAD Rental:
Fixtures Leased: **No :**
Fixtures Rmvd: **No :**
Floor Finish: **Hardwood, Mixed**

Legal: **PL EPP36282 LT 2 LD 36 SEC 35 TWP 17**

Amenities: **Barn, Garden, Pool; Outdoor, Swirlpool/Hot Tub**

Site Influences: **Cleared, Private Yard, Rural Setting**

Features: **Clothes Dryer, Clothes Washer, Dishwasher, Fireplace Insert, Garage Door Opener, Microwave, Oven-Built In, Pantry, Range Top,**

| Floor | Type | Dimensions | Floor | Type | Dimensions | Floor | Type | Dimensions |
|-------|----------------|------------|-------|------|------------|-------|------|------------|
| Main | Living Room | 20' x 26' | | | x | | | x |
| Main | Kitchen | 14' x 12' | | | x | | | x |
| Main | Family Room | 12' x 11' | | | x | | | x |
| Main | Master Bedroom | 17' x 15' | | | x | | | x |
| Above | Bedroom | 20' x 13' | | | x | | | x |
| Above | Bedroom | 20' x 13' | | | x | | | x |
| Above | Bedroom | 20' x 13' | | | x | | | x |
| Above | Bedroom | 11' x 13' | | | x | | | x |
| | | x | | | x | | | |
| | | x | | | x | | | |

Finished Floor (Main): **1,775**
Finished Floor (Above): **1,450**
Finished Floor (Below): **0**
Finished Floor (Basement): **0**
Finished Floor (Total): **3,225 sq. ft.**

Unfinished Floor: **0**
Grand Total: **3,225 sq. ft.**

of Rooms: **8**
of Kitchens: **1**
of Levels: **2**
Suite:
Crawl/Bsmt. Height:
Beds in Basement: **0** Beds not in Basement: **5**
Basement: **Crawl**

| Bath | Floor | # of Pieces | Ensuite? |
|------|-------|-------------|----------|
| 1 | Main | 4 | Yes |
| 2 | Main | 2 | No |
| 3 | Above | 4 | No |
| 4 | Above | 4 | No |
| 5 | | | |
| 6 | | | |
| 7 | | | |
| 8 | | | |

Outbuildings
Barn: **70X35**
Workshop/Shed:
Pool: **30X15**
Garage Sz: **20X20**
Door Height:

Listing Broker(s): **Macdonald Commercial R.E.Serv.**

Court Ordered Sale. All offers non-subject except to court approval. Truly a stunning country estate. Quality home, over 3,000 sq. ft. of living space. Master on main, four bedrooms up, hardwood floors. South-facing covered patio overlooks expansive stone patio surrounding in-ground pool & hot tub. Gated entrance, with paved drive, passing through fenced & cross-fenced pasture land and 3-stall barn, that has room to expand (lots of hay storage and paddock area). A Must See!!! Property has development potential. Current OCP allows Rezoning RR7 & 3 lot subdivision (1.73 Acres). An amended OCP could enable subdivision into 0.83 Acre Lots, or further with cost effective access to sewer, potentially single family lots.



Presented by:
Nikki Cvitanovic

RE/MAX Select Realty
Phone: 778-926-6464
www.nikkicvit.ca
nikkic@remax.net



Active
R2067500
Board: F
House/Single Family

7773 143 STREET

Surrey
East Newton
V3W 0L2

Residential Detached

\$760,000 (LP)

(SP)



Sold Date: Frontage (feet): **43.00** Original Price: **\$819,900**
Meas. Type: **Feet** Bedrooms: **6** Approx. Year Built: **1989**
Depth / Size: **irreg** Bathrooms: **4** Age: **27**
Lot Area (sq.ft.): **12,389.00** Full Baths: **4** Zoning: **SFR**
Flood Plain: **No** Half Baths: **0** Gross Taxes: **\$3,606.18**
Rear Yard Exp: **West** For Tax Year: **2016**
Approval Req?: Tax Inc. Utilities?: **No**
If new, GST/HST inc?: P.I.D.: **010-770-119**
Tour:
View: **No :**
Complex / Subdiv: **SPRINGHILL**
Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**

Style of Home: **2 Storey w/Bsmt.**
Construction: **Frame - Wood**
Exterior: **Brick, Vinyl**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations:
of Fireplaces: **2**
Fireplace Fuel: **Gas - Natural**
Water Supply: **City/Municipal**
Fuel/Heating: **Forced Air, Natural Gas**
Outdoor Area: **Patio(s) & Deck(s)**
Type of Roof: **Asphalt**

Reno. Year:
R.I. Plumbing:
R.I. Fireplaces:

Total Parking: **6** Covered Parking: **2** Parking Access: **Front**
Parking: **Garage; Double**
Dist. to Public Transit: **CLOSE** Dist. to School Bus: **CLOSE**
Title to Land: **Freehold NonStrata**
Seller's Interest: **Court Ordered Sale**
Property Disc.: **No**
PAD Rental:
Fixtures Leased: **No :**
Fixtures Rmvd: **No :**
Floor Finish: **Laminate, Mixed, Wall/Wall/Mixed**

Legal: **PL 77449 LT 13 LD 36 SEC 21 TWP 2**

Amenities:

Site Influences:
Features:

| Floor | Type | Dimensions | Floor | Type | Dimensions | Floor | Type | Dimensions |
|-------|----------------|-------------|-------|------------|------------|-------|------|------------|
| Main | Living Room | 17'6 x 13' | Below | Recreation | 15' x 12'6 | | | x |
| Main | Dining Room | 11'6 x 10' | Below | Games Room | 17' x 10' | | | x |
| Main | Kitchen | 17' x 11' | Below | Bedroom | 12' x 10'2 | | | x |
| Main | Family Room | 15' x 12' | Below | Bedroom | 10' x 9'7 | | | x |
| Main | Den | 12'6 x 10' | Below | Storage | 11' x 8'8 | | | x |
| Main | Laundry | 7' x 6' | | | x | | | x |
| Above | Master Bedroom | 17'6 x 16'6 | | | x | | | x |
| Above | Bedroom | 12' x 10' | | | x | | | x |
| Above | Bedroom | 11' x 10' | | | x | | | |
| Above | Bedroom | 10'6 x 9' | | | x | | | |

Finished Floor (Main): **1,320**
Finished Floor (Above): **1,106**
Finished Floor (Below): **1,283**
Finished Floor (Basement): **0**
Finished Floor (Total): **3,709 sq. ft.**

Unfinished Floor: **0**
Grand Total: **3,709 sq. ft.**

of Rooms: **15**
of Kitchens: **1**
of Levels: **3**
Suite: **None**
Crawl/Bsmt. Height:
Beds in Basement: **0** Beds not in Basement: **6**
Basement: **Full, Fully Finished, Separate Entry**

| Bath | Floor | # of Pieces | Ensuite? |
|------|-------|-------------|----------|
| 1 | Main | 3 | No |
| 2 | Above | 4 | Yes |
| 3 | Above | 4 | No |
| 4 | Below | 4 | No |
| 5 | | | |
| 6 | | | |
| 7 | | | |
| 8 | | | |

Outbuildings
Barn:
Workshop/Shed:
Pool:
Garage Sz:
Door Height:

Listing Broker(s): **RE/MAX Crest Realty**

Well built large family home on a quiet street backing onto Green-Belt Ravine lot. Over 3700 sq.ft. over 3 levels and a double car garage. Walk-out basement allows for a perfect suite with loads of space. Upstairs has 4 bedrooms with a huge master and a walk-in closet. Total of 4 full bathrooms and 6 bedrooms plus Den makes this an ideal home for large families or room for a mortgage helper on the lower level still leaving room for the upstairs to have workshop/storage downstairs. There is also a massive sundeck off the kitchen for hosting those big b-b-q parties. Great neighbourhood with similar quality and age homes.



Presented by:
Nikki Cvitanovic

RE/MAX Select Realty
Phone: 778-926-6464
www.nikkicvit.ca
nikkic@remax.net



Active
R2076006

Board: F
House/Single Family

10577 138A STREET

North Surrey
Whalley
V3T 4L2

Residential Detached

\$659,900 (LP)

(SP)



| | | | |
|------------------------------------|------------------|--------------|----------------------------------|
| Sold Date: | Frontage (feet): | 59.99 | Original Price: \$714,000 |
| Meas. Type: Feet | Bedrooms: | 3 | Approx. Year Built: 1957 |
| Depth / Size: 129.37 | Bathrooms: | 1 | Age: 59 |
| Lot Area (sq.ft.): 7,761.00 | Full Baths: | 1 | Zoning: SU |
| Flood Plain: No | Half Baths: | 0 | Gross Taxes: \$2,506.00 |
| Rear Yard Exp: West | | | For Tax Year: 2016 |
| Approval Req?: | | | Tax Inc. Utilities?: No |
| If new, GST/HST inc?: | | | P.I.D.: 010-245-766 |
| | | | Tour: |

View: **No :**
Complex / Subdiv: **N. Whalley/Bridgeview**
Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**

Style of Home: **Rancher/Bungalow**
Construction: **Frame - Wood**
Exterior: **Stucco, Wood**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations: **Partly**
of Fireplaces: **1**
Fireplace Fuel: **Gas - Natural**
Water Supply: **City/Municipal**
Fuel/Heating: **Natural Gas**
Outdoor Area: **Fenced Yard**
Type of Roof: **Asphalt**

Reno. Year: **2001**
R.I. Plumbing:
R.I. Fireplaces:

Total Parking: **3** Covered Parking: **1** Parking Access: **Front**
Parking: **Carpport; Single**
Dist. to Public Transit:
Title to Land: **Freehold NonStrata**
Seller's Interest: **Court Ordered Sale**
Property Disc.: **No**
PAD Rental:
Fixtures Leased: **No :**
Fixtures Rmvd: **No :**
Floor Finish: **Mixed**

Dist. to School Bus:

Legal: **PL 16772 LT 22 BLK 5N LD 36 SEC 23 RNG 2W**

Amenities: **None**

Site Influences: **Central Location, Private Yard, Shopping Nearby**

Features:

| Floor | Type | Dimensions | Floor | Type | Dimensions | Floor | Type | Dimensions |
|-------|-------------|-------------|-------|------|------------|-------|------|------------|
| Main | Living Room | 11'6 x 12'4 | | | x | | | x |
| Main | Kitchen | 9'2 x 13'4 | | | x | | | x |
| Main | Bedroom | 11'6 x 11'6 | | | x | | | x |
| Main | Bedroom | 11' x 7'10 | | | x | | | x |
| Main | Bedroom | 11' x 12' | | | x | | | x |
| Main | Office | 7' x 10'4 | | | x | | | x |
| Main | Pantry | 3' x 4' | | | x | | | x |
| Main | Dining Room | 5'6 x 13'9 | | | x | | | x |
| | | x | | | x | | | |
| | | x | | | x | | | |

| | | | | | | | | | | | | |
|----------------------------|----------------------|---------------------|-------------|-----------------------|----------|-------|-------------|-------------|----------|----------|-----------|----------------|
| Finished Floor (Main): | 1,092 | # of Rooms: | 8 | Bath | 1 | Floor | Main | # of Pieces | 4 | Ensuite? | No | Outbuildings |
| Finished Floor (Above): | 0 | # of Kitchens: | 1 | | 2 | | | | | | | Barn: |
| Finished Floor (Below): | 0 | # of Levels: | 1 | | 3 | | | | | | | Workshop/Shed: |
| Finished Floor (Basement): | 0 | Suite: | None | | 4 | | | | | | | Pool: |
| Finished Floor (Total): | 1,092 sq. ft. | Crawl/Bsmt. Height: | | | 5 | | | | | | | Garage Sz: |
| | | Beds in Basement: | 0 | Beds not in Basement: | 3 | | | | | | | Door Height: |
| Unfinished Floor: | 0 | Basement: | None | | 6 | | | | | | | |
| Grand Total: | 1,092 sq. ft. | | | | 7 | | | | | | | |
| | | | | | 8 | | | | | | | |

Listing Broker(s): **Sutton Group-West Coast Rlty**

Sutton Group-West Coast Rlty

Solid, cute 3 or 4 bedroom rancher situated walking distance to Surrey Central Skytrain Station, Central City Shopping Mall, SFU and schools! Great Investment Property in the newly designated City Core. OCP designated MultiFamily. Kitchen is updated and overlooks private back yard. House and Property size and measurements are approximate. Buyer to verify, if important.



Presented by:
Nikki Cvitanovic

RE/MAX Select Realty
Phone: 778-926-6464
www.nikkicvit.ca
nikkic@remax.net



Active
R2103200
Board: F
House/Single Family

32644 FLEMING AVENUE

Mission
Mission BC
V2V 2G9

Residential Detached

\$614,900 (LP)

(SP)



Sold Date: Frontage (feet): **52.76** Original Price: **\$630,000**
Meas. Type: **Feet** Bedrooms: **5** Approx. Year Built: **2001**
Depth / Size: **115.51** Bathrooms: **3** Age: **15**
Lot Area (sq.ft.): **8,170.00** Full Baths: **3** Zoning: **R-558**
Flood Plain: Half Baths: **0** Gross Taxes: **\$5,193.49**
Rear Yard Exp: **South** For Tax Year: **2015**
Approval Req?: Tax Inc. Utilities?: **No**
If new, GST/HST inc?: P.I.D.: **025-116-037**
Tour:

View: **No :**
Complex / Subdiv:
Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**

Style of Home: **Rancher/Bungalow w/Bsmt.**
Construction: **Frame - Wood**
Exterior: **Vinyl**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations:
of Fireplaces: **0**
Fireplace Fuel:
Water Supply: **City/Municipal**
Fuel/Heating: **Forced Air, Natural Gas**
Outdoor Area: **Fenced Yard, Sundeck(s)**
Type of Roof: **Asphalt**

Total Parking: **6** Covered Parking: **2** Parking Access: **Front**
Parking: **Garage; Double, RV Parking Avail.**

Dist. to Public Transit: Dist. to School Bus:
Title to Land: **Freehold NonStrata**
Seller's Interest: **Court Ordered Sale, Registered Owner**
Property Disc.: **No**
PAD Rental:
Fixtures Leased: **No :**
Fixtures Rmvd: **No :**
Floor Finish: **Vinyl/Linoleum, Wall/Wall/Mixed**

Legal: **PL LMP 51031 LT 1 LD 36 SEC 20 TWP 17**

Amenities:

Site Influences:

Features: **Clothes Washer, Clothes Washer/Dryer, ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Garage Door Opener, Refrigerator,**

| Floor | Type | Dimensions | Floor | Type | Dimensions | Floor | Type | Dimensions |
|-------|----------------|------------|-------|----------------|---------------|-------|------|------------|
| Main | Living Room | 12'4 x 14' | Bsmt | Kitchen | 13'4 x 9'2 | | | x |
| Main | Dining Room | 12'4 x 10' | Bsmt | Dining Room | 14'6 x 8'6 | | | x |
| Main | Kitchen | 15'6 x 12' | Bsmt | Living Room | 13'4 x 15'6 | | | x |
| Main | Family Room | 15'8 x 12' | Bsmt | Master Bedroom | 12'10 x 11'10 | | | x |
| Main | Foyer | 6' x 4'7 | Bsmt | Bedroom | 11'8 x 8'4 | | | x |
| Main | Master Bedroom | 15'6 x 11' | Bsmt | Laundry | 13'1 x 7'9 | | | x |
| Main | Bedroom | 10' x 10' | | | | | | x |
| Main | Bedroom | 10' x 10' | | | | | | x |
| Main | Laundry | 6' x 5'4 | | | | | | x |
| Bsmt | Recreation | 25' x 14' | | | | | | x |

| | | | | | | | |
|----------------------------|----------------------|---|------|-------|-------------|------------|------------------------------|
| Finished Floor (Main): | 1,530 | # of Rooms: 16 | Bath | Floor | # of Pieces | Ensuite? | Outbuildings |
| Finished Floor (Above): | 0 | # of Kitchens: 2 | 1 | Main | 4 | No | Barn: |
| Finished Floor (Below): | 0 | # of Levels: 2 | 2 | Main | 4 | Yes | Workshop/Shed: 15'5 x |
| Finished Floor (Basement): | 1,530 | Suite: Licensed Suite | 3 | Bsmt | 4 | No | Pool: |
| Finished Floor (Total): | 3,060 sq. ft. | Crawl/Bsmt. Height: | 4 | | | | Garage Sz: 19'8x17'8 |
| Unfinished Floor: | 0 | Beds in Basement: 2 Beds not in Basement: 3 | 5 | | | | Door Height: 7'10 |
| Grand Total: | 3,060 sq. ft. | Basement: Full, Fully Finished | 6 | | | | |
| | | | 7 | | | | |
| | | | 8 | | | | |

Listing Broker(s): **Landmark Realty Mission Ltd.**

Super spacious over 3000 square foot rancher with a fantastic fully finished authorized basement suite. 3 bedrooms and 2 full bathrooms upstairs has a huge rec room downstairs which can be for the upper or the lower occupants use. The main floor kitchen is open to a convenient family room area which leads to the south facing sundeck overlooking the fenced yard on this huge 8170 square foot lot. Enjoy separate laundry up and down, large storage under the deck and a double garage which could accommodate two large vehicles. Very convenient to schools, recreation, transit and shopping. Excellent tenants up and down would like to stay if possible. Combined revenue \$2200 per month.



Presented by:
Nikki Cvitanovic

RE/MAX Select Realty
Phone: 778-926-6464
www.nikkicvit.ca
nikkic@remax.net



Active
R2109321

Board: F
House with Acreage

32570 DEWDNEY TRUNK ROAD

Mission
Mission BC
V2V 7E8

Residential Detached

\$607,000 (LP)

(SP)



| | | | |
|---|------------------|---------------|----------------------------------|
| Sold Date: | Frontage (feet): | 120.00 | Original Price: \$607,000 |
| Meas. Type: Feet | Bedrooms: | 2 | Approx. Year Built: 9999 |
| Depth / Size: 417 | Bathrooms: | 1 | Age: 999 |
| Lot Area (sq.ft.): 50,040.00 | Full Baths: | 1 | Zoning: CNC1 |
| Flood Plain: No | Half Baths: | 0 | Gross Taxes: \$10,995.95 |
| Rear Yard Exp: | | | For Tax Year: 2015 |
| Approval Req?: | | | Tax Inc. Utilities?: No |
| If new, GST/HST inc?: | | | P.I.D.: 004-938-119 |
| | | | Tour: |
| View: No : | | | |
| Complex / Subdiv: | | | |
| Services Connected: Electricity, Water | | | |

Style of Home: **2 Storey**
Construction: **Frame - Wood**
Exterior: **Wood**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations:
of Fireplaces: **0**
Fireplace Fuel: **None**
Water Supply: **City/Municipal**
Fuel/Heating: **Electric**
Outdoor Area: **None**
Type of Roof: **Other**

Reno. Year:
R.I. Plumbing:
R.I. Fireplaces:

Total Parking: **8** Covered Parking: **3** Parking Access: **Side**
Parking: **Open**
Dist. to Public Transit:
Title to Land: **Freehold NonStrata**
Seller's Interest: **Court Ordered Sale**
Property Disc.: **No**
PAD Rental:
Fixtures Leased: **No :**
Fixtures Rmvd: **No :**
Floor Finish:

Dist. to School Bus:

Legal: **PL NWP51435 LT 17 LD 36 SEC 32 TWP 17 DBL EXP#C8008363**

Amenities:

Site Influences:
Features:

| Floor | Type | Dimensions | Floor | Type | Dimensions | Floor | Type | Dimensions |
|-------|-------------|-------------|-------|------|------------|-------|------|------------|
| Main | Living Room | 14' x 11' | | | x | | | x |
| Main | Kitchen | 8'7' x 11' | | | x | | | x |
| Main | Laundry | 6'10' x 6'5 | | | x | | | x |
| Main | Eating Area | 11'3' x 7'6 | | | x | | | x |
| Main | Bedroom | 11' x 10' | | | x | | | x |
| Above | Bedroom | 13' x 11'8 | | | x | | | x |
| | | x | | | x | | | x |
| | | x | | | x | | | x |
| | | x | | | x | | | x |
| | | x | | | x | | | x |

| Finished Floor (Main): | 800 | # of Rooms: | 6 | Bath | Floor | # of Pieces | Ensuite? | Outbuildings |
|----------------------------|---------------|---------------------|-------------------------|------|-------|-------------|----------|----------------|
| Finished Floor (Above): | 200 | # of Kitchens: | 1 | 1 | Main | 3 | No | Barn: |
| Finished Floor (Below): | 0 | # of Levels: | 2 | 2 | | | | Workshop/Shed: |
| Finished Floor (Basement): | 0 | Suite: | None | 3 | | | | Pool: |
| Finished Floor (Total): | 1,000 sq. ft. | Crawl/Bsmt. Height: | | 4 | | | | Garage Sz: |
| | | Beds in Basement: 0 | Beds not in Basement: 2 | 5 | | | | Door Height: |
| Unfinished Floor: | 0 | Basement: | Crawl | 6 | | | | |
| Grand Total: | 1,000 sq. ft. | | | 7 | | | | |
| | | | | 8 | | | | |

Listing Broker(s): **Park Georgia Realty Ltd.(Coq)**

Court order sale, handyman special, livable house, huge work shop, allows for a variety of uses. Great holding property call today to view.



Presented by:
Nikki Cvitanovic

RE/MAX Select Realty
Phone: 778-926-6464
www.nikkicvit.ca
nikkic@remax.net



Active
R2111399
Board: F
House/Single Family

3721 SANDY HILL ROAD

Abbotsford
Abbotsford East
V3G 1H7

Residential Detached

\$544,800 (LP)

(SP)



Sold Date: Frontage (feet): **61.00** Original Price: **\$544,800**
Meas. Type: **Feet** Bedrooms: **5** Approx. Year Built: **1981**
Depth / Size: **100** Bathrooms: **3** Age: **35**
Lot Area (sq.ft.): **6,060.00** Full Baths: **2** Zoning: **RS3**
Flood Plain: **No** Half Baths: **1** Gross Taxes: **\$3,119.34**
Rear Yard Exp: **Southwest** For Tax Year: **2015**
Approval Req?: Tax Inc. Utilities?: **No**
If new, GST/HST inc?: P.I.D.: **002-389-550**
Tour:
View: **No :**
Complex / Subdiv: **SANDY HILLS**
Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**

Style of Home: **Split Entry**
Construction: **Frame - Wood**
Exterior: **Aluminum, Stone**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations:
of Fireplaces: **2**
Fireplace Fuel: **Gas - Natural, Wood**
Water Supply: **City/Municipal**
Fuel/Heating: **Forced Air, Natural Gas**
Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
Type of Roof: **Asphalt**

Reno. Year:
R.I. Plumbing:
R.I. Fireplaces:

Total Parking: **8** Covered Parking: **1** Parking Access: **Front, Side**
Parking: **Garage; Single, RV Parking Avail.**

Dist. to Public Transit: **1/2** Dist. to School Bus: **1/2**
Title to Land: **Freehold NonStrata**
Seller's Interest: **Court Ordered Sale**
Property Disc.: **No**
PAD Rental:
Fixtures Leased: **No :**
Fixtures Rmvd: **No :**
Floor Finish: **Laminate, Wall/Wall/Mixed**

Legal: **PL NWP56476 LT 50 LD 36 SEC 25 TWP 16 PART NW 1/4.**

Amenities:

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**

Features:

| Floor | Type | Dimensions | Floor | Type | Dimensions | Floor | Type | Dimensions |
|-------|----------------|--------------|-------|---------|------------|-------|------|------------|
| Main | Kitchen | 9' x 10'5 | Below | Bedroom | 10'10 x 9' | | | x |
| Main | Eating Area | 6'8 x 8' | | | | | | x |
| Main | Dining Room | 11' x 8'8 | | | | | | x |
| Main | Family Room | 17'3 x 12'2 | | | | | | x |
| Main | Bedroom | 9'1 x 9'9 | | | | | | x |
| Main | Bedroom | 12'6 x 10' | | | | | | x |
| Main | Master Bedroom | 10'6 x 13'4 | | | | | | x |
| Below | Recreation | 17'5 x 10'6 | | | | | | x |
| Below | Bedroom | 11'5 x 11'11 | | | | | | x |
| Below | Utility | 12' x 10'3 | | | | | | x |

| | | | | | | | | | |
|----------------------------|----------------------|---|--------------------------------|------|-------------|----------|-------------|----------|----------------|
| Finished Floor (Main): | 1,185 | # of Rooms: | 11 | Bath | | Floor | # of Pieces | Ensuite? | Outbuildings |
| Finished Floor (Above): | 0 | # of Kitchens: | 1 | 1 | Main | 4 | No | | Barn: |
| Finished Floor (Below): | 0 | # of Levels: | 2 | 2 | Main | 2 | Yes | | Workshop/Shed: |
| Finished Floor (Basement): | 916 | Suite: | None | 3 | Bsmt | 3 | No | | Pool: |
| Finished Floor (Total): | 2,101 sq. ft. | Crawl/Bsmt. Height: | | 4 | | | | | Garage Sz: |
| Unfinished Floor: | 0 | Beds in Basement: 0 | Beds not in Basement: 5 | 5 | | | | | Door Height: |
| Grand Total: | 2,101 sq. ft. | Basement: Fully Finished, Separate Entry | | 6 | | | | | |
| | | | | 7 | | | | | |
| | | | | 8 | | | | | |

Listing Broker(s): **RE/MAX LifeStyles Realty**

Welcome to Sandy Hill! FINALLY your WAIT is over. A HOME & Neighborhood YOU & Your Family can enjoy for YEARS to come ! CONVENIENTLY located a short WALK to all levels of Public & Private SCHOOLS, Minutes from SHOPPING & More ! YOUR just over 2000 sq ft 5 Bed, 3 Bath Home features a 6000 + sq ft CORNER lot allowing access for RV or BOAT parking , some UPDATES that include Flooring, Bath's, CROWN Molding & Trim, Downstairs a large REC room with a CRAFT/ UTILITY room & 2 more Bed Rooms ! Relax & enjoy the SUNSETS on your Large Covered Deck with a fully FENCED Back Yard ! Call TODAY for YOUR personal TOUR !